

**APPLICATION
BOARD OF ZONING APPEALS****SPECIAL EXCEPTION FOR ADDITIONS****Section of zoning ordinance from which request for special exception is made:**

3-5069(A)(2): Each single-family or duplex dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of seven feet. Property has 2 feet from the North property side yard.

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Thomas E Trail and Amy C Trail

Address 404 E Del Ray Ave

Alexandria, VA 22301

Daytime Phone 703-836-1035

Email Address trail@toast.net

2. Property Location 404 E Del Ray Ave, Alexandria

3. Assessment Map # 035.01 Block 02 Lot 08 Zone R2-5

4. Legal Property Owner Name Thomas E Trail and Amy C Trail

Address 404 E Del Ray Ave

Alexandria, VA 22301

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Thomas E Trail	404 E Del Ray Ave	50%
2. Amy C. Trail	404 E. Del Ray Ave	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 404 E. Del Ray Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Thomas E Trail	404 E Del Ray Ave	50%
2. Amy C. Trail	404 E. Del Ray Ave	50%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Thomas E Trail	None	None
2. Amy C. Trail	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/24/14
Date

Thomas E. Trail
Printed Name

[Signature]
Signature

2/24/14

Amy C Trail

Amy C Trail

5. Describe request briefly:

Expand room on north side of house into a master bedroom. Proposed expansion is 2.3 feet from the west property line.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Thomas E. Trail
Print Name Amy C Trail
703-836-1035
Telephone

Thomas E. Trail
Signature Amy C Trail
2/24/14
Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

The two bedrooms in the existing house are small for a master bedroom. The room on the north side of the house lacks a closet and is narrow. The proposed addition will expand the north side room into a master bedroom.

2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

Adjoining properties will not be harmed. The proposed addition was designed to have minimal impact on the adjoining properties. The extension of the north side of the existing structure will add 2.5 feet to the west side of the existing structure that is close to the adjoining property. The property to the north is a city park, and the proposed addition is designed to maintain the same distance from the property line as the existing back porch. The proposed addition will not be visible from the south side of the property facing E Del Ray Ave.

3. Explain how the proposed addition will affect the light and air to any adjacent property.

There will be a 2.5 foot addition of the structure facing the adjoining property to the west, which is a two-story home. The roof line of the proposed addition will be a similar height to the existing room on the north side of the house. Thus the additional affect of the addition on the light and air of the property to the north will be minimal.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The design of the proposed addition is in keeping with the characteristics of the existing house and surrounding neighborhood. The neighborhood is composed of mixed housing types including older bungalows, colonials, cape cods, and duplexes. The subject property after the proposed addition could be considered an expanded bungalow, and several of the properties in the neighborhood are expanded older homes.

5. How is the proposed construction similar to other buildings in the immediate area?

The immediate area is composed of mixed-style single family homes and duplexes. The properties to the west are a two-story brick colonial duplex and a two story farmhouse. To the south is a one story brick bungalow, a four-square, a two story colonial duplex, a newer two story colonial, and a two story brick colonial duplex. To the east is a brick cape cod, and to the north is a city park with an adjoining brick church. The proposed addition will be in keeping with the bungalow style of the existing home.

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

The proposed addition expands an existing room on the north side of the home. The only other location to build a master bedroom is the east side of the existing home, which has a large yard. However, the east side of the home is comprised of a living room, recent kitchen and sitting room addition with a porch. Adding a master bedroom on this side would require a major reconfiguration of the existing floor plan at much greater expense.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

The neighbors to the west are the most affected by the proposed expansion. We have discussed the addition with them and given them a copy of the plans. They did not express any objections.



No 1520

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING

RECEIPT

Applicant's Name Thomas Trail Telephone Number 703 836 1035
Mailing Address 404 E Del Ray Ave
Property Location " "

Account Numbers:

- ☐ 105777-9133 (DSUP/DSP/TMP SUP)
☒ 105804-9133 (BZA/Zoning/SUP)
☐ 105809-9133 (BAR/Hist. Pres.)

Code Enforcement Fees

- ☐ 380584-9024 (DSP) \$ 200.00
☐ 380584-9025 (SUP) \$ 75.00
☐ 380584-9026 (DSUP) \$ 75.00

Application Type:

☐ Special Use Permits☐ TMP SUP☐ Prelim DSUP/DSP☐ Final DSUP/DSP☐ Rezoning☐ Subdivisions☒ Board of Zoning Appeals☐ Board of Architectural Review☐ Zoning Compliance Letter☐

Amount Paid

 300

☐ 105804-9135

☐ Vacations☐ Encroachments

☐ 105108-2501-001008

Political Sign Bond

☐ 303390-9056

Historic Preservation Fines

☐ 105108-9131

☐ Tax Maps☐ Copying Charges☐ Documents☐ GIS DVD

TOTAL

300

FOR INTERNAL USE ONLY

Date Received 2/24/14 Staff Name (Print) JM S☐ Cash☐ Check

Check Number

Check Date

☒ Credit: M/C, Visa
(Please circle)

Payer

THOMAS E TRAIL



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 404 E Del Ray Ave Zone R2.5
 A2. 7,650 x 0.45 = 3442.5
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	652	Basement**	
First Floor	1025	Stairways**	31
Second Floor	—	Mechanical**	
Third Floor	—	Porch/ Garage**	
Porches/ Other	293	Attic less than 5'**	
Total Gross *	1970	Total Exclusions	31

B1. Existing Gross Floor Area *
1970 Sq. Ft.
 B2. Allowable Floor Exclusions**
31 Sq. Ft.
 B3. Existing Floor Area minus
 Exclusions 1939 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	165	Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	
Total Gross *	165	Total Exclusions	

C1. Proposed Gross Floor Area *
165 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 165 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2104 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3442 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

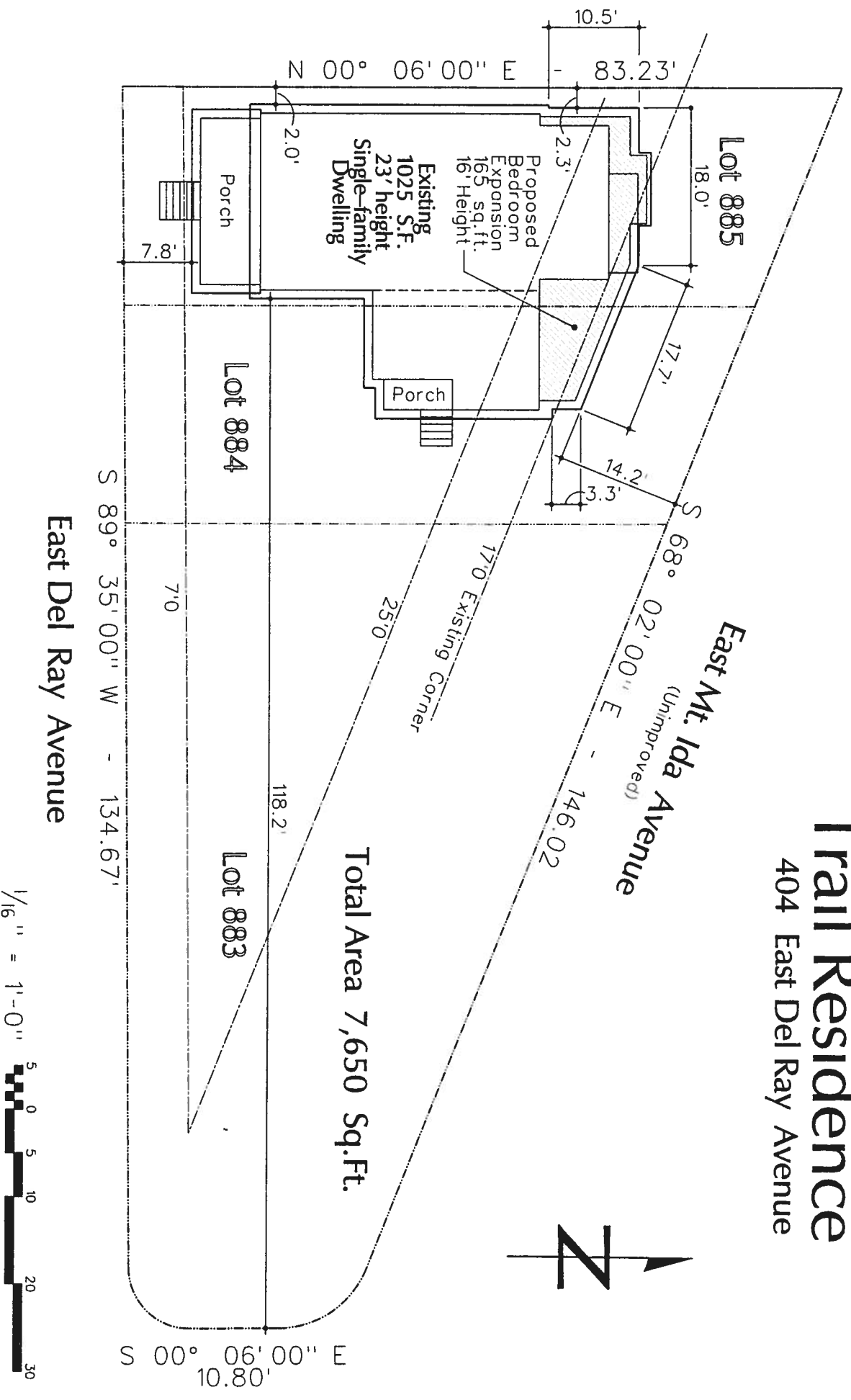
Existing Open Space	
Required Open Space	N/A
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: 2/24/14

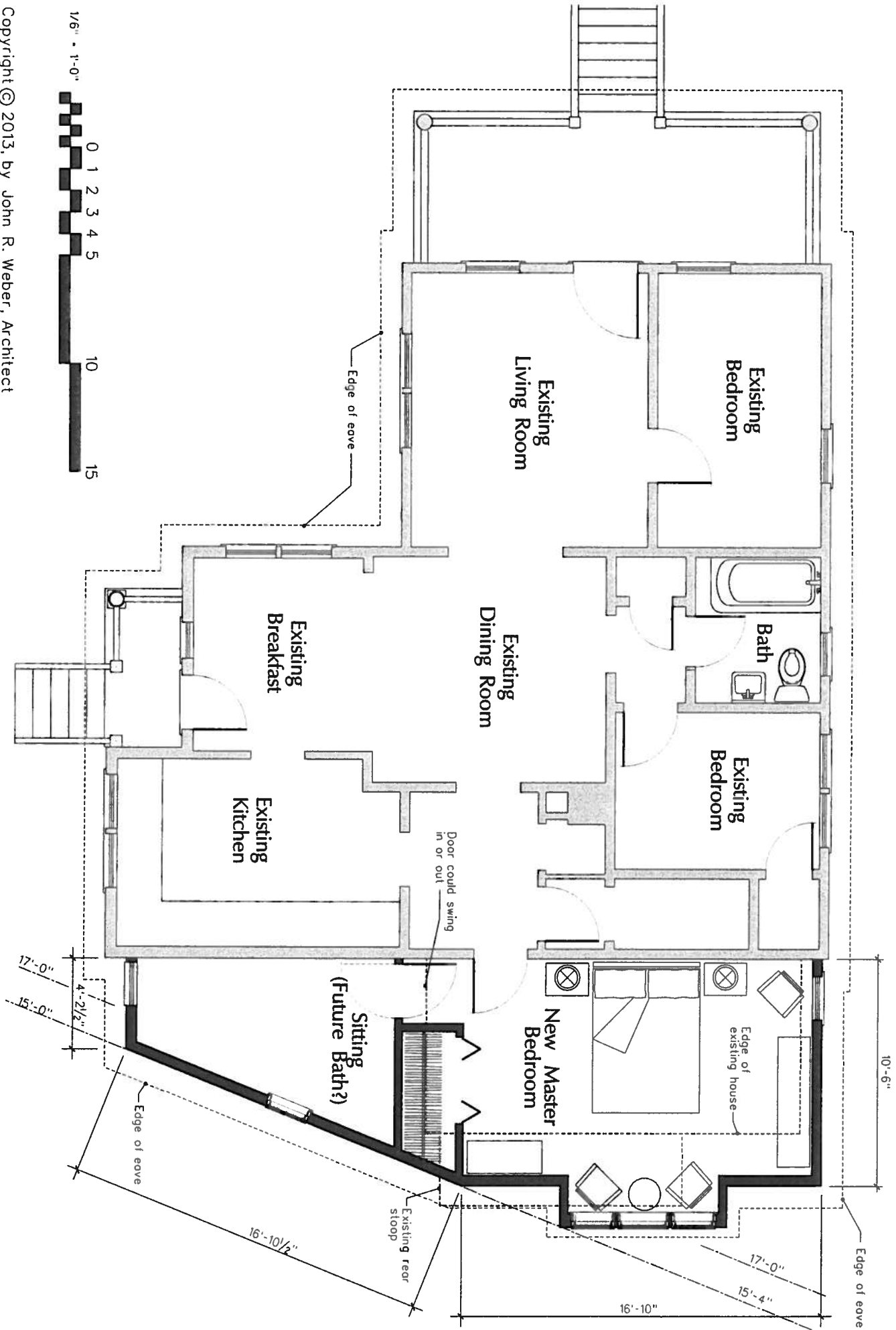
Trail Residence

404 East Del Ray Avenue



Trail Residence

Plat – Variance Request



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Trail Residence

First Floor – Variance Req.

JRW
 John R. Weber, Architect
 3001 New York Avenue, Suite 220
 Arlington, VA 22202
 Telephone: 703-241-1432

Architectural elevation drawing of a building facade. The drawing includes the following elements and annotations:

- Dimensions:**
 - Top horizontal dimensions: 7'-4", 9'-6", 8'-0".
 - Bottom horizontal dimensions: 12'-9 1/2", 3'-0 3/4".
- Annotations:**
 - Ridge Line:** Located at the top right of the drawing.
 - Attic Floor Line:** Indicated by a dashed line near the top of the main structure.
 - Existing Roof:** Points to the roofline of the main building.
 - Parge'd CMU foundation:** Points to the base of the wall on the left side.
 - Lap siding:** Points to the siding on the lower right portion of the wall.
 - Window Markings:** A window unit is labeled "TW1846".
 - Staircase:** A staircase is shown on the left side, with a dashed line indicating its path.
- Structural Details:**
 - A large, multi-paned window is located in the upper central portion of the facade.
 - A smaller window is located below it, to the right.
 - A door or large window opening is visible in the lower central portion.
 - A small, square window is located on the right side, near the roofline.

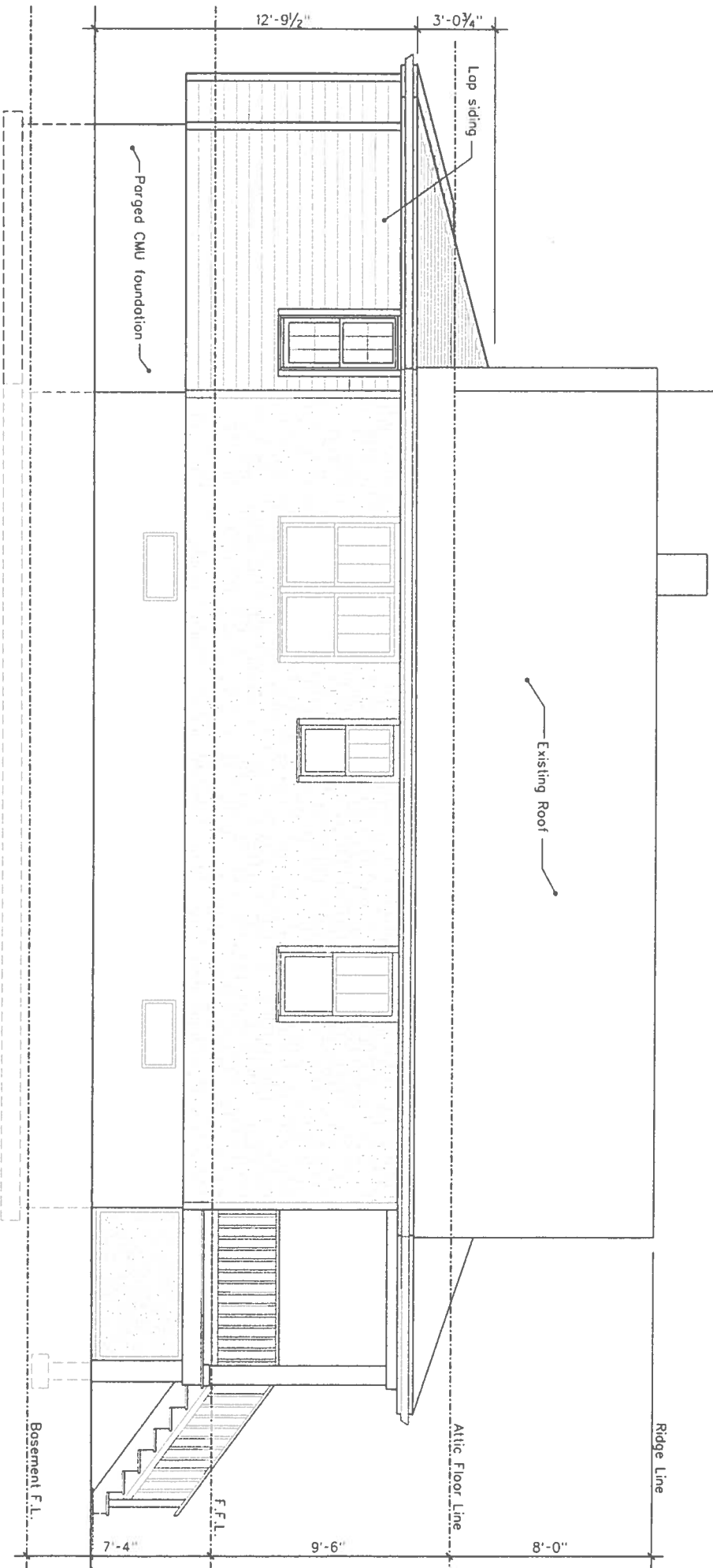
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Right Elevation (East)



john r. weber, architect
3001 north florida street
orlington, virginia 22007
telephone 703-241-1432

New Construction * Existing Residence



Note: Crowl space beneath new addition.

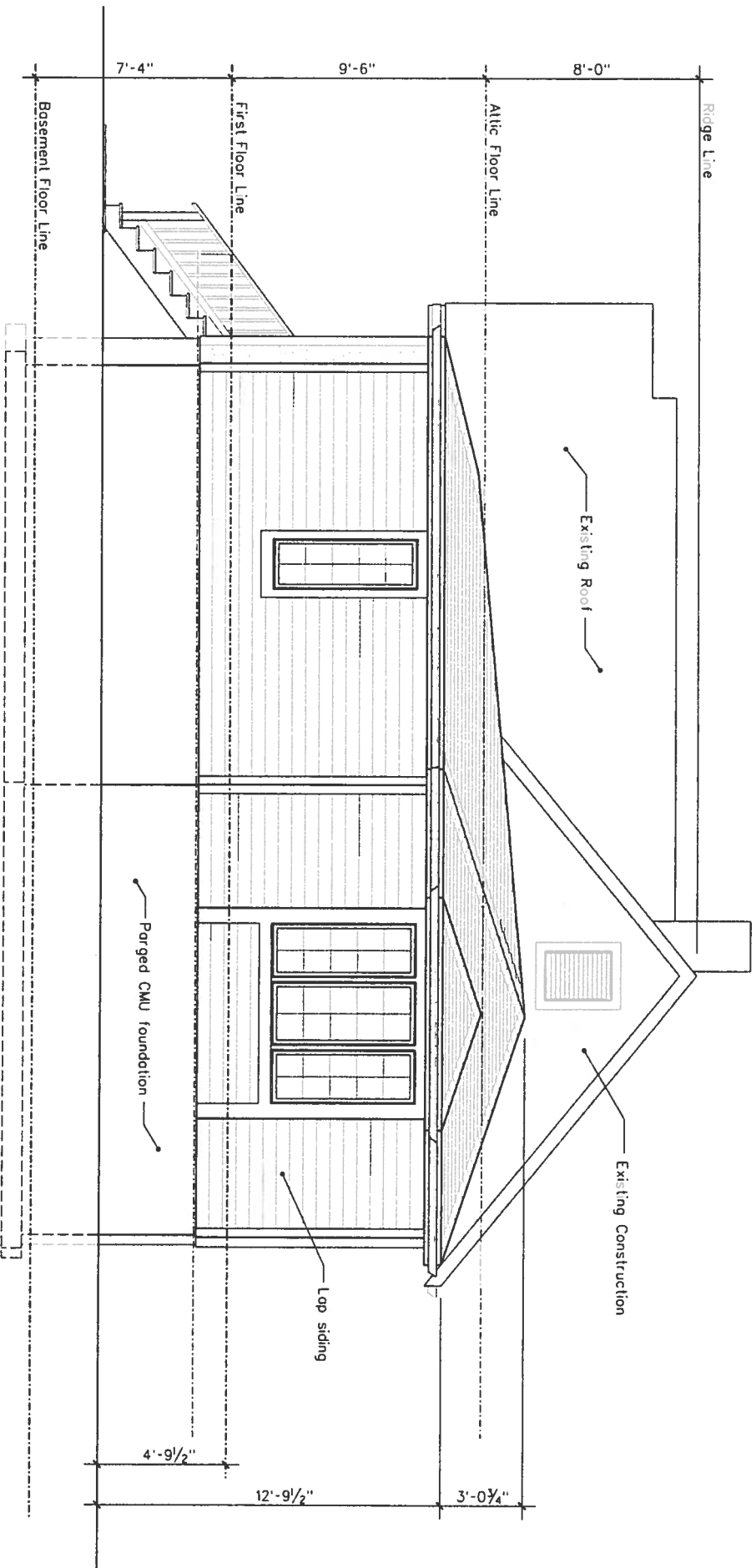
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Trail Residence

Left Elevation (West)

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3001 North Florida Street
Orlando, Florida 32807
Telephone: 703-241-9432



Note: Crawl space beneath new addition.

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Trail Residence

Rear Elevation (North)

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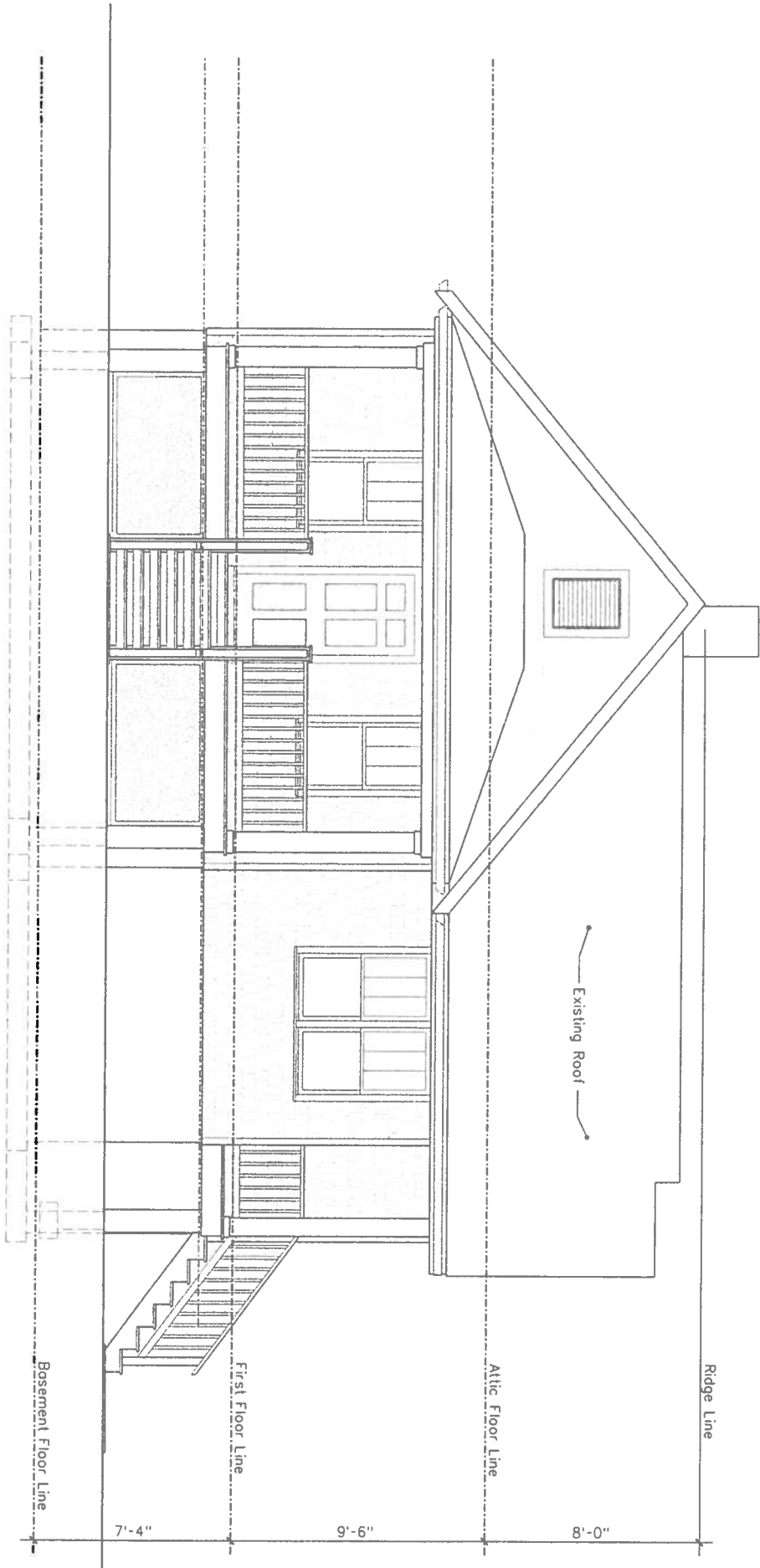
Trail Residence

Front Elevation (South)



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3001 North Florida Avenue
Orlando, FL 32807
Telephone 703-241-1432

1/8" = 1'-0"



404 E Del Ray Ave
Back (north)



East (side)



Front (south)

